



PLANNING COMMISSION SUMMARY OF ACTIONS

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SMD

December 8, 2005

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Wilson

ABSENT: Commissioners Hall, Murphy

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Vice Chairman Byers announced that tonight was the final Planning Commission meeting of this year. He thanked the Commission and staff for their work throughout the year and wished everyone a happy holiday season.

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Commissioner Wilson announced that the Department of Public Works and Environmental Services would hold a public information work session regarding the pending Public Facilities Manual and Zoning Ordinance Amendments concerning natural drainage divides, adequate outfall, and notification requirements on Thursday, December 15, 2005 at 7:00 p.m. in Room 232 of the Fairfax County Government Center.

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Commissioner Harsel MOVED THAT THE PUBLIC HEARING ON 2232-B05-23, NEW CINGULAR WIRELESS, ANNANDALE HIGH SCHOOL, BE DEFERRED TO JANUARY 26, 2006.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON SE 2005-PR-009, SUNRISE ASSISTED LIVING PARTNERSHIP, BE DEFERRED TO JANUARY 26, 2006.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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FS-V05-35 – VERIZON WIRELESS, 5845 Richmond Highway

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION CONTAINED IN FS-V05-35 FOR VERIZON WIRELESS.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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456A-Y96-18-2 – VERIZON WIRELESS, 7400 Ordway Road

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE EXISTING TELECOMMUNICATION FACILITY LOCATED AT 7400 ORDWAY ROAD, BULL RUN REGIONAL PARK, ARE IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL AS GRANTED BY THE PLANNING COMMISSION UNDER 456-Y96-18 ON FEBRUARY 26, 1977, AND 456A-Y96-18-1 ON APRIL 26, 2001, AND BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioners de la Fe and Lusk seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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SEA 78-V-115 - JOHN B. LOGRANDEVC 2005-MV-006 - JOHN B. LOGRANDE

(Decision Only - Public Hearing held on November 9, 2005)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 78-V-115, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED DECEMBER 7, 2005, WITH CONDITION 17 CHANGED TO READ "THE SIZE OF THE GARAGE SHALL NOT EXCEED 726 SQUARE FEET OF GROSS FLOOR AREA" AND WITH CONDITION 16 DELETED.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

Commissioner Byers MOVED FOR THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF ZONING APPEALS THAT IT APPROVE VC 2005-MV-006, A REQUEST FOR A VARIANCE TO PERMIT A DWELLING TO REMAIN LESS THAN 18 INCHES ABOVE THE 100-YEAR FLOOD PLAIN LEVEL.

Commissioner Alcorn seconded the motion which carried by a vote of 9-0-1 with Commissioner Hart abstaining; Commissioners Hall and Murphy absent from the meeting.

Commissioner Hart, as a follow-up, MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT STAFF TO EVALUATE AND MAKE

APPROPRIATE RECOMMENDATIONS REGARDING ESTABLISHMENT OF A VERIFICATION PROCEDURE FOR CASES IN WHICH HOMES ARE CONSTRUCTED PURSUANT TO A SPECIAL EXCEPTION FOR THE COUNTY TO VERIFY COMPLIANCE WITH DEVELOPMENT CONDITIONS PRIOR TO ISSUANCE OF A RESIDENTIAL USE PERMIT RATHER THAN RELYING ON THE BUILDER TO COMPLY ON THE HONOR SYSTEM.

Commissioners Hopkins and Lawrence seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT STAFF TO PREPARE AND MAKE APPROPRIATE RECOMMENDATIONS REGARDING AN AMENDMENT TO THE ZONING ORDINANCE WHICH WOULD ALLOW INNOCENT HOMEOWNERS, SUCH AS THE LOGRANDES, TO VALIDATE ANY PERCEIVED PROBLEM WITH AN EXISTING STRUCTURE, EITHER TO ALLOW EXPANSION OF CATEGORIES OF APPLICATIONS, OR SPECIAL PERMIT FOR ERROR IN BUILDING LOCATION TO ALLOW CONSIDERATION OF VERTICAL ERRORS ABOVE A FLOOD PLAIN, OR TO ALLOW THE BOARD OF SUPERVISORS TO MODIFY THE HEIGHT ABOVE A FLOOD PLAIN FOR A STRUCTURE IN CONJUNCTION WITH A SPECIAL EXCEPTION, OR SUCH OTHER AMENDMENT AS MAY BE APPROPRIATE.

Commissioners Hopkins and Lawrence seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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2232-D04-15 - WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
(Decision Only - Public Hearing held on November 17, 2005)

Commissioner Hopkins MOVED THE PLANNING COMMISSION FIND APPLICATION 2232-D04-15, AS AMENDED, SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners de la Fe and Hart seconded the motion which carried unanimously with Commissioners Hall and Murphy absent from the meeting.

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RZ 2005-LE-022 - RESIDENCE INN BY MARRIOTT, INC.
FDP 2005-LE-022 - RESIDENCE INN BY MARRIOTT, INC.
(Decision Only - Public Hearing held on December 7, 2005)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-LE-022, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 6, 2005.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioner Byers not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-LE-022, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-LE-022,

SUBJECT TO DEVELOPMENT CONDITIONS WHICH ARE NOW DATED DECEMBER 8, 2005 AND TO ADD THE INCLUSION OF A NUMBER 6 WHICH WOULD STATE "TWELVE MONTHS AFTER THE ISSUANCE OF THE NON-RESIDENTIAL USE PERMIT, THE APPLICANT SHALL CONDUCT A REVIEW OF THE \$25 PER MONTH STIPEND PROGRAM WITH THE LEE DISTRICT PLANNING COMMISSIONER. IF THIS PROGRAM IS NOT OPERATING TO ENCOURAGE THE USE OF MASS TRANSIT, THE RESOURCES CAN BE REDIRECTED FOR OTHER TDM MEASURES."

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioner Byers not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE COUNTYWIDE TRAILS PLAN.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioner Byers not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A 25 PERCENT PARKING REDUCTION.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioner Byers not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF A 20 FOOT MINIMUM FRONT YARD REQUIREMENT ALONG BACKLICK ROAD, OLD KEENE MILL ROAD, AND AMHERST AVENUE.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioner Byers not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE 25 FOOT MINIMUM REAR YARD REQUIREMENT ALONG THE NORTHERN BOUNDARY OF THE SUBJECT SITE.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioner Byers not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG THE NORTHERN BOUNDARY OF THE SUBJECT SITE.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioner Byers not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS RECOMMEND TO THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, APPROVAL OF A WAIVER OF THE INTERPARCEL ACCESS REQUIREMENT TO THE NORTH AND MODIFICATION OF THE OFF-STREET LOADING SPACE REQUIREMENT.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-1 with Commissioner Wilson abstaining; Commissioner Byers not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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PCA 78-D-060 - BOARD OF SUPERVISORS OF FAIRFAX COUNTY
456A-D89-27-1 - FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND
ENVIRONMENTAL SERVICES, 9501 Leesburg Pike

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION FIND 456A-D89-27-1 A "FEATURE SHOWN" OF THE COMPREHENSIVE PLAN, PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT PCA 78-D-060 BE APPROVED, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED DECEMBER 7, 2005.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION FURTHER RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT FOR THE FIRE STATION BE MODIFIED ALONG THE NORTHERN, SOUTHERN, AND WESTERN BOUNDARIES, AND THAT THE BARRIER REQUIREMENT FOR THE FIRE STATION BE WAIVED IN FAVOR OF THAT SHOWN ON THE GENERALIZED DEVELOPMENT PLAN AND REFERENCED IN THE PROFFERS.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Hall and Murphy absent from the meeting.

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE REQUIREMENT FOR A SERVICE DRIVE ON LEESBURG PIKE.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Lusk not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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PUBLIC FACILITIES MANUAL & ZONING ORDINANCE AMENDMENTS (NATURAL DRAINAGE DIVIDES, ADEQUATE OUTFALL, AND NOTIFICATION REQUIREMENTS)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING ON THE PUBLIC FACILITIES MANUAL AND ZONING ORDINANCE AND SUBDIVISION ORDINANCE AMENDMENTS ON NATURAL DRAINAGE DIVIDES, ADEQUATE OUTFALL, AND NOTIFICATION REQUIREMENTS UNTIL A DATE CERTAIN OF JANUARY 12, 2006, WITH THE RECORD TO REMAIN OPEN UNTIL THEN FOR WRITTEN COMMENTS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Hopkins and Lusk not present for the vote; Commissioners Hall and Murphy absent from the meeting.

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The meeting was adjourned at 11:33 p.m.
John R. Byers, Vice Chairman